



"The City With a Heart"

Mary Lou Johnson, *Chair*
Kevin Chase, *Vice-Chair*
Rick Biasotti
Perry Petersen
Joe Sammut
Sujendra Mishra
Bob Marshall, Jr

AGENDA

PLANNING COMMISSION MEETING

June 16, 2009

7:00 p.m.

Meeting location: Senior Center, 1555 Crystal Springs Road, San Bruno

Planning Commission meetings are conducted in accordance with Roberts Rules of Order Newly Revised. You may address any agenda item by approaching the microphone until recognized by the Planning Commission Chair. All regular Planning Commission meetings are recorded and televised on CATV Channel 1 and replayed the following Thursday, at 2:00 pm. You may listen to recordings in the Community Development Department. Complete packets are available online at www.sanbruno.ca.gov and at the library. In compliance with the Americans with Disabilities Act, individuals requiring reasonable accommodation for this meeting should notify us 48 hours prior to meeting. Notices, agendas, and records for or otherwise distributed to the public at a meeting of the Planning Commission will be made available in appropriate alternative formats upon request by any person with a disability. Please make all requests to accommodate your disability to the Community Development Department 650-616-7074.

ROLL CALL

PLEDGE OF ALLEGIANCE

1. APPROVAL OF MINUTES: Meeting of May 19, 2009

2. COMMUNICATIONS

3. PUBLIC COMMENT ON ITEMS NOT ON AGENDA: Individuals allowed three minutes, groups in attendance, five minutes. It is the Commission's policy to refer matters raised in this forum to staff for investigation and/or action where appropriate. The Brown Act prohibits the Commission from discussing or acting upon any matter not agendaized pursuant to State Law.

4. ANNOUNCEMENT OF CONFLICT OF INTEREST

5. NEW BUSINESS

A. 599 Cedar Avenue (APN 020-042-160, 020-042-110 and SBE 135-41-21A)

Environmental Determination: Categorical Exemption

Zoning: R-1.

Request for an Extension of a Planned Unit Permit for a period of one year for fourteen home development at 599 Cedar Avenue, San Bruno, per Chapter 12.128 of the San Bruno Municipal Code. Peninsula Christina Fellowship. (Applicant/Owner). **PUP 06-02**

B. General Plan Consistency Determination for Capital Improvement Budget for Fiscal Year 2009/2010

6. PUBLIC HEARINGS *Note: If you challenge the below actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.*

A. 917 Masson Avenue (APN 020-103-050)

Environmental Determination: Categorical Exemption

Zoning: R-1.

Request for a Use Permit to legalize un-permitted construction that would result in an overall FAR above the .55 guideline (.75), exceeds the 44% lot coverage requirement (55%), and exceeds 2,800 square feet of living space (3,330 s.f.) without providing a third covered parking space per Section 12.200.030.B.2, 12.200.030.B.3., and 12.200.080.A.3. of the San Bruno Zoning Ordinance. Ahmed Khan (Applicant & Owner) **UP-08-026**.

B. 101 Lake Drive (APN 017-441-260)

Environmental Determination: Categorical Exemption

Zoning: R-1.

Request for a Use Permit to allow an addition which increases the gross floor area by greater than 50% (71.8%) and would exceed 2,800 square feet of living area (3,199 square feet) with a two-car garage per Sections 12.200.030.B.1 and 12.200.080.A.3 of the San Bruno Zoning Ordinance.

Paul and Malu Peoples (Owner/Applicant) **UP-08-024**

C. Admiral Court (APN 020-013-270 and 020-013-280)

Environmental Determination: EIR Approved

Zoning: P-D.

Request for a Parking Exception to allow a reduction in the provision of on-site parking for a new building with a 5,000 restaurant and 7,250 square feet of retail space, per Section 12.100.120(A) of the San Bruno Municipal Code. Stegner San Bruno, LLC (Owner/Applicant) **PE 09-003**

7. DISCUSSION

A. CITY STAFF DISCUSSION – Select the July 16, 2009 Architectural Review Committee members

B. PLANNING COMMISSION DISCUSSION

8. ADJOURNMENT

The next regular Planning Commission Meeting will be held on July 14, 2009 at 7:00 p.m. at the Senior Center, 1555 Crystal Springs Road, San Bruno.